147.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,700 / 832,700
					USE VALUE:	832,700 / 832,700
					ASSESSED:	832,700 / 832,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMODY MATTHEW A & JENNIFER K	
Owner 2:	TRS/ CARMODY REVOCABLE TRUST	
Owner 3:		
Street 1:	143 SCITUATE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CARMODY MATTHEW A--ETAL -
Owner 2:	CARMODY JENNIFER KERINS -
Street 1:	143 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,234 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5234.000	367,300	3,800	461,600	832,700
Total Card	0.120	367,300	3,800	461,600	832,700
Total Parcel	0.120	367,300	3,800	461,600	832,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.98 | /Parcel: 490.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96737
GIS Ref:
GIS Ref:
Insp Date: 05/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,400	3800	5,234.	461,600	832,800	832,800	Year End Roll	12/18/2019
2019	101	FV	277,800	3800	5,234.	432,800	714,400	714,400	Year End Roll	1/3/2019
2018	101	FV	276,100	3800	5,234.	357,800	637,700	637,700	Year End Roll	12/20/2017
2017	101	FV	276,100	3800	5,234.	328,900	608,800	608,800	Year End Roll	1/3/2017
2016	101	FV	276,100	3800	5,234.	300,100	580,000	580,000	Year End	1/4/2016
2015	101	FV	261,100	3800	5,234.	294,300	559,200	559,200	Year End Roll	12/11/2014
2014	101	FV	261,100	3800	5,234.	273,500	538,400	538,400	Year End Roll	12/16/2013
2013	101	FV	261,100	3800	5,234.	260,200	525,100	525,100		12/13/2012

!11503!

PRINT

Date	Time
12/11/20	01:40:06

LAST REV

Date	Time
05/28/20	11:43:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMODY MATTHEW	74653-54	1	5/12/2020	Convenience	1	No	No		
	15545-126		4/1/1984		110,000	No	No		Y

USER DEFINED

Prior Id # 1:	96737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2017	1134	Porch	29,000	C				
10/22/2010	2178	Redo Kit	53,930					&REPL 2 WINDOWS
10/18/2006	899	Redo Bat	15,160	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
4/4/2009	Inspected	372	PATRIOT
2/4/2009	Measured	336	PATRIOT
1/11/2007	Permit Visit	BR	B Rossignol
12/8/1999	Mailer Sent		
11/17/1999	Measured	272	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5234		Sq. Ft.	Site		0	80.	1.10	9									461,618						461,600	

Total AC/HA: 0.12016 | Total SF/SM: 5234 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 461,618 | Spl Credit | Total: 461,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33181810
Const Adj.:	0.98000199
Adj $ / SQ:	169.674
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411781
Depreciation:	44472
Depreciated Total:	367309

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

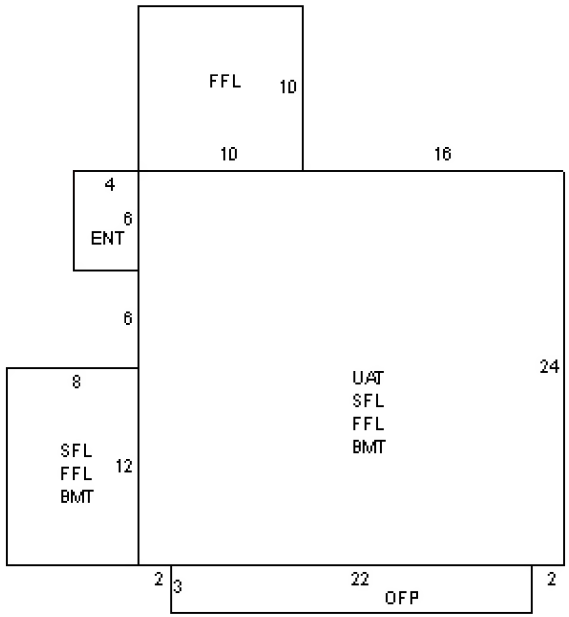
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.67
Special Features:	0	Val/Su Net:	146.57
Final Total:	367300	Val/Su SzAd	238.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	820	169.670	139,133
BMT	Basement	720	50.900	36,650
SFL	Second Floor	720	169.670	122,165
UAT	Upper Attic	156	118.770	18,528
OFP	Open Porch	66	40.670	2,684
ENT	ENTRY	24	25.870	621

Net Sketched Area:	2,506			Total:	319,781
Size Ad	1540	Gross Are	2974	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X12	A	AV	1926	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800